

**AGENDA**

**MARINA DEL REY DESIGN CONTROL BOARD**

**Thursday, April 27, 2006, 6:30 p.m.**

**Burton W. Chace Park Community Building  
13650 Mindanao Way ~ Marina del Rey, CA 90292**

Design Control Board Members

Susan Cloke, Chair - First District  
Katherine Spitz, ASLA, Vice Chair - Third District  
David Abelar - Second District  
Peter Phinney, AIA - Fourth District  
Tony Wong, P.E. - Fifth District

1. Call to Order, Action on Absences, and Pledge of Allegiance
2. Approval of Minutes of December 14, 2005, February 16, 2006 and March 16, 2006
3. Design Control Board Reviews
  - A. Parcel 50 – Tenant Signage at Waterside Marina – DCB #06-003  
Approval of the record of the DCB's March 2006 action for conditional approval of tenant signage, per the plans on file with the Department.
  - B. Parcels 111/112 – Marina Harbor – DCB #06-010  
Approval of the record of the DCB's March 2006 action for conditional approval of renovations, per the plans on file with the Department.
  - C. Parcel 76 – Mark Michaels at Trizec - DCB #06-007  
Approval of the record of the DCB's March 2006 action for conditional approval of tenant signage, per the plans on file with the Department.
  - D. Parcel 125 – Ritz Carlton - DCB #06-009  
Approval of the record of the DCB's March 2006 action for conditional approval of spa renovations, per the plans on file with the Department.

4. Consent Calendar

- A. Parcel 75 – Marina Professional Building – DCB #05-014  
Reconsideration of replacement signage for the building and pole sign face.

5. Old Business

- A. Marina (Mother's) Beach Strategic Plan – Briefing by T. Keith Gurnee, RRM Design
- B. Parcel 19 (20) – New Department Administration Building – DCB #06-004  
Consideration of a new Department Administration Building to be constructed on a portion of Parcel 20 (to be known as Parcel 19).
- C. Parcel 21 – Holiday Harbor, Phase II - DCB #06-005  
Consideration of a new public parking structure.

6. New Business

(None)

7. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
- Board Actions on Items Relating to Marina del Rey
  - Marina del Rey Urban Design Guidelines Update
  - Redevelopment Project Status Report
  - Marina del Rey and Beach Special Events

8. Comments From The Public

Public comment within the purview of this Board. (Three minute time limit per speaker.)

9. Adjournment

## Design Control Board Agenda

April 27, 2006

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**ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1737 (TDD), with at least three business days' notice.

**Project Materials:** All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

**Please Note:** The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

**Departmental Information:** <http://beaches.co.la.ca.us> or <http://labeaches.info>



*"To enrich lives through effective and caring service"*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

April 20, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS: DCB REVIEWS  
#06-003, #06-010, #06-007 and #06-009**

The Design Control Board's actions from February 2006 are attached:

- A. Parcel 50 – Tenant Signage at Waterside Marina – DCB #06-003
- B. Parcel 111/112 – Marina Harbor – DCB #06-010
- C. Parcel 76 – Mark Michaels at Trizec – DCB #06-007
- D. Parcel 125 – Ritz Carlton – DCB #06-009

SW:CS

Attachments (4)

# DRAFT

## Design Control Board Review DCB #06-003

**PARCEL NAME:** Theodore and Theodore Man at Waterside

**PARCEL NUMBER:** 50

**REQUEST:** Approval of permanent signage.

**ACTION:** Approved, per the submitted plans on file with the Department.

**CONDITIONS:**

- 1) The hours of lighting are to be consistent with the approved hours of lighting of the other tenants in the center; and
- 2) The applicant to obtain further signage approval from the Department of Regional Planning.

**MEETING DATE:** March 16, 2006

# DRAFT

## Design Control Board Review DCB #06-010

**PARCEL NAME:** Marina Harbor

**PARCEL NUMBER:** 111/112

**REQUEST:** Consideration of renovations.

**ACTION:** Approved, per the submitted plans on file with the Department.

**CONDITIONS:** Applicant to return to the Board with further definition of the park, plant pallet, approach, park uses, design of the promenade stairs, water fountains, furniture, shade, color, awnings, and window treatment.

**MEETING DATE:** March 16, 2006

# DRAFT

## **Design Control Board Review DCB #06-007**

<b>PARCEL NAME:</b>	Mark Michaels at Trizec
<b>PARCEL NUMBER:</b>	76
<b>REQUEST:</b>	Retroactive review of signage already in place.
<b>ACTION:</b>	Awning signs (3) approved, all box letter signage must be removed.
<b>CONDITIONS:</b>	None
<b>MEETING DATE:</b>	March 16, 2006

# DRAFT

## **Design Control Board Review DCB #06-009**

**PARCEL NAME:** Ritz-Carlton

**PARCEL NUMBER:** 125

**REQUEST:** Approval to remodel spa area.

**ACTION:** Approved, per the submitted plans on file with the Department.

**CONDITIONS:** None

**MEETING DATE:** March 16, 2006





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April 20, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

**SUBJECT: AGENDA ITEM 4A – PARCEL 75 – MARINA PROFESSIONAL BUILDING – DCB #05-014**

Item 4A on your agenda is a sign resubmittal for the Marina Professional Building. The original submittal was last before your Board in February 2006, at which time your Board continued the item, requesting that the applicant return with a new approach to re-designing the signs and with a 30% decrease in overall size. The applicant has reduced the size of the proposed new signage accordingly. The application before your Board now is for three replacement signs: two located on the building and one as a pole sign.

#### Signs A and B

Signs A and B are replacement signs for the north and south walls of the building, facing the parking lot and Bali Way, respectively. Both identification signs will read "MARINA Professional Building, 4560 Admiralty Way, Medical, Dental, Legal, Walk-in Medical Care" in a combination of blue and yellow text. The sizes vary slightly. With the exception of the word "MARINA", which will be in yellow capital letters, the rest of the text is in blue and clip mounted to the building. The non-illuminated "MARINA" letters and the line below it are to be .090 aluminum-routed letters finished *Sunflower Yellow*, flush-mounted to a 3-inch deep metal cabinet. The cabinet is to be flush-mounted to the wall.

Sign A measures 20 feet wide, with the letter height ranging from 7 inches to 13 inches. Sign B measures 18 feet wide, with the letter height ranging from 6.5 inches to 11.75 inches. With the exception of "MARINA", all text will be non-illuminated, 3-inch deep, metal channel letters finished navy blue and clip-mounted ¾-inch off the wall.

#### Sign C

Sign C is a replacement sign face for an existing pole sign located in front of the building facing Admiralty Way. The sign face measures 8 feet wide by 12 feet high. The applicant proposes to use a three-color scheme of blue, white, and yellow to provide the building name. The building address has been removed. The "Walk-In Medical Care" copy and the hours of operation are presented in blue lettering on a white background.

### **STAFF REVIEW**

#### Signs A and B

Signs A and B are replacement identification signs located on a building. Per the 1971 *Revised Permanent Sign Controls and Regulations*, these signs are allowed on street frontages of a "size and quantity compatible with the scale of the structure as determined by the Design Control Board." Staff believes these signs are now compatible for the building faces on which

they will be mounted, and recommends approval. Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

Sign C

Sign C is the "freestanding column or tower structure on premises" type. In response to your Board's concerns, the applicant has decreased the prominence of the "walk-in medical care" component on all signs. Adding the "medical, dental, legal" clarifies the types of services available in the building. Note that "walk-in" refers to a specific medical group leasing space in the building and is the type of service provided, not the actual name of the medical facility. On its preliminary review, the Department of Regional Planning believes the sign area and appearance are acceptable and an improvement over the existing signage.

Recommendation

The Department believes the reduced size of the proposed signage is much more compatible with the scale of the building faces. The proposed signs are consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the signs, should your Board determine that the proposed size and quantity of the signage are compatible with the scale of the structure.

**Therefore, the Department recommends APPROVAL of Signs A, B and C per DCB #05-014, with the condition that the applicant obtain further review and approval of the signage by the Department of Regional Planning.**

SW:PW:CS



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

April 20, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5A – MARINA ("MOTHER'S") BEACH STRATEGIC PLAN**

Item 5A on your agenda is an update by T. Keith Gurnee, RRM Design, one of the Department's urban design consultants tasked by the Department to develop a strategic plan for Marina ("Mother's") Beach. Attached is a refined conceptual design of the proposed strategic plan as revised by Mr. Gurnee based upon comments already received in both public hearings and separate meetings held in January.

This refined design focuses on alternatives for a beach playground and water features that will enhance the public space. Alternative treatments to the waterfront promenade and small plazas are also shown, along with modifications to the public spaces, pier concessions and proposed parking structure on the south side of the beach.

Mr. Gurnee's presentation will also offer some design concepts for the pier concession buildings, picnic shelters, promenade concessions, public restrooms and alternative parking arrangements. The Board is not being asked to take any action at this time, but staff looks forward to receiving additional comment and direction on how to proceed with creating a final plan and report.

This refined concept plan is also available to the public electronically at our website: <http://beaches.co.la.ca.us/BandH/Marina/Development.htm> and in hard copy at the four venues where the Design Control Board's materials are made available: the Marina del Rey Library; the Department's Administration Headquarters Building; the MdR Visitors and Information Center; and the Burton Chace Park community building.

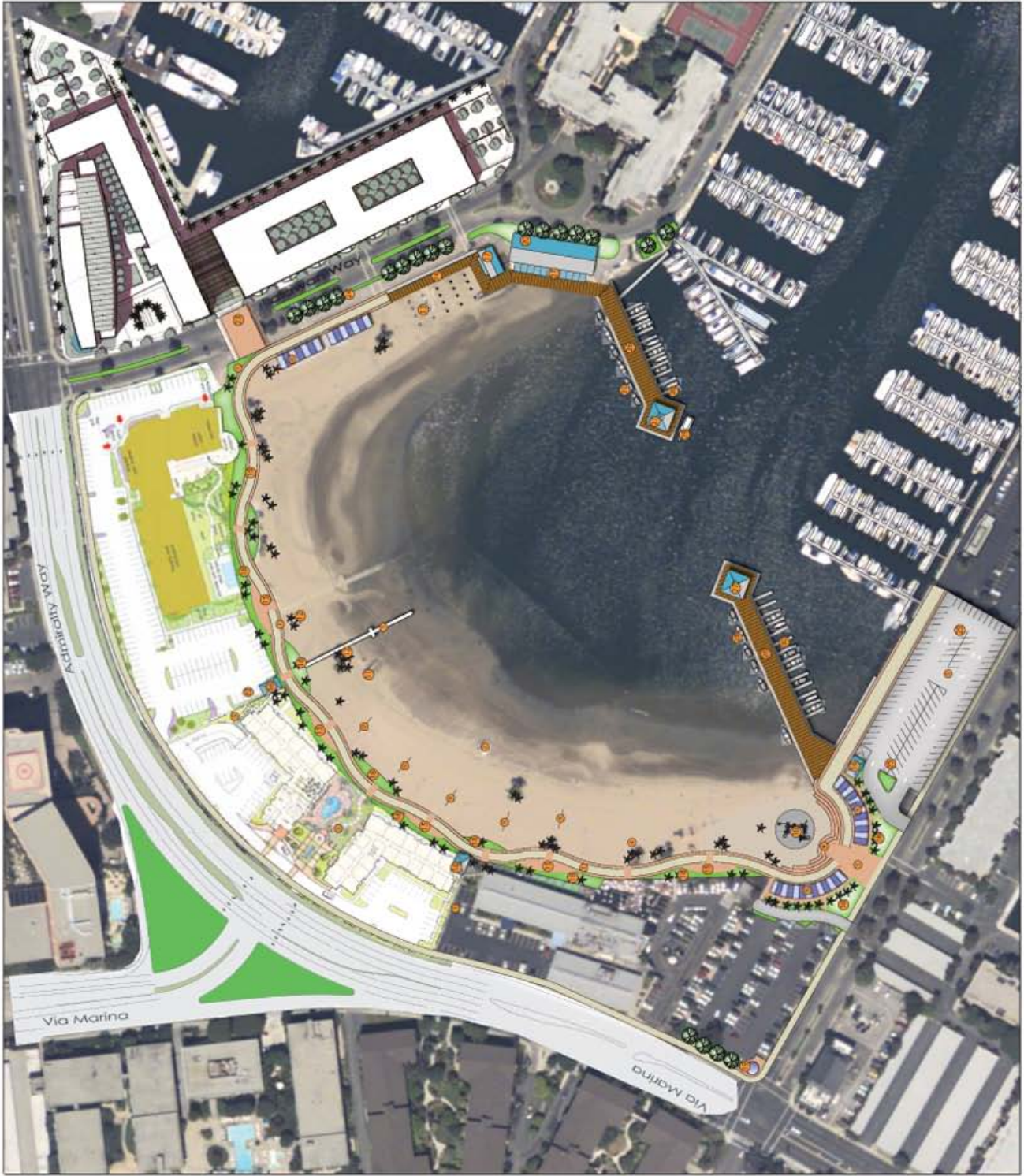
SW:JJC:s

Attachment





1"=60' 0"



**Public Beach Improvements**

- 1 20' Wide Waterfront Promenade
- 2 30' Wide Waterfront Promenade
- 3 Relocated ADA Access Ramp
- 4 Relocated Children's Playground
- 5 Vertical Accessways to Beach
- 6 Picnic Shelters
- 7 Retain Existing Lifeguard Tower
- 8 Beach Volleyball Venue
- 9 Stairs and Seawalls
- 10 Exhibition Beach Volleyball
- 11 Remove Blockhouse
- 12 New Palm Tree Clusters
- 13 New Rowing Shell Buoys
- 14 New 20' Wide Elevated Promenade w/ Beach Storage

**Public Landside Improvements**

- 15 New Public Plaza Areas
- 16 New Public Restrooms
- 17 Relocated Public Restrooms
- 18 New Landscaped Areas
- 19 New Water Feature Entry Monument
- 20 New Dry Stack Driftwood Storage Shed
- 21 New Boaters Storage Lockers
- 22 New ADA Beach Parking
- 23 New Traffic Table
- 24 Retain Pullout Lane
- 25 New Parking Structures

**Public Waterside Improvements**

- 26 New Pier Floats
- 27 New Pier End Concession Buildings
- 28 New Nonmotorized Boat Side Tie Floats
- 29 Water Taxi Landing
- 30 New 30' Slips For Transient Boaters and Dinghys
- 31 New Motorized Boat Side Tie Float



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April 20, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

**SUBJECT: AGENDA ITEM 5B – PARCEL 19 – NEW ADMINISTRATION BUILDING – DCB #06-004**

On February 6, 2002, the Coastal Commission approved development of the Tradewinds Marina (the anchorage) on the waterside of Parcel 20 and the Capri Apartments on the western land portion of Parcel 20 (Phase I), and a new commercial building on the eastern portion of that parcel (Phase II) to replace the existing yacht club, marine commercial offices, associated parking and boater parking. This item was continued from your March 2006 agenda. The Phase II redevelopment is now to be relocated to Parcel 21 and incorporated into a new facility (approved per DCB #05-016). The landside area to thereby be vacated on Parcel 20, now being referred to as Parcel 19 (working name), will allow for the relocation and replacement of the Department's administration facilities currently located on two parcels on Fiji Way. This item 4D on your agenda, therefore, is a request to allow for the development of Parcel 19 with a new administration building for the Department of Beaches and Harbors.

The applicant is seeking Design Control Board (DCB) conceptual approval at this time for land use, building height/massing, view corridor, parking and landscaping. The Department will return to the DCB for approval of building architectural details and signage prior to completing the entitlements process. As discussed at your last meeting, a substitute exhibit has been provided by the applicant to better illustrate the proposed architectural character that will result along the north side of the Panay Way mole.

#### Entitlement Background

The proposed development at Parcel 19 is directly related to the proposed redevelopment of Marina Parcel 20, Parcel 21, and Parcels GG/52. Specifically, as already approved by your Board (DCB #05-016), the uses on the eastern end of Parcel 20 are being relocated onto the eastern end of Parcel 21, a leasehold also controlled by the Parcel 20 lessee. Available for reuse, therefore, is the eastern end of Parcel 20, now being called Parcel 19. In order to accommodate the development of a dry-stack storage facility and other boater amenities on Parcels GG/52, the Department trailers existing on Parcel GG must be relocated. Therefore, locating the Department administration building on Parcel 19 enables the development of the Parcels GG/52 project, while also allowing for the consolidation of Department administration, rather than as dispersed out now between a shared facility with the Sheriff on Parcel 62 and in several trailers on Parcel GG.



### Existing Uses

Currently, the eastern portion of Parcel 20 contains a two-story wooden building housing a yacht club, assembly area, administration, storage, and kitchen (4,585 sq. ft.), office space (2,300 sq. ft.), and adjacent open parking for 231 cars. As mentioned above, these uses are being relocated to adjacent Parcel 21.

### Proposed Project

The proposed project includes a 5-story building with parking. The proposed site totals approximately 24,960 sq. ft. and would accommodate a 26,000 gross sq. ft. administration building and 116 parking spaces. The applicant's building massing studies provide for a maximum 56-foot high structure with a total view corridor of 53.66 feet on the east and west sides.

### View Corridor

The proposed project site has 192.66 linear feet of water frontage. Two view corridors are provided measuring 22.66 feet (east side) and 30 feet (west side), for a total of 52.66 feet. For a 45-foot high building, a 20% view corridor is required. For every additional 1.5 feet of height, an additional 1% of view corridor is required. As the proposed building is 56 high, a view corridor of 27.33% (52.66 feet) is required. The proposed view corridor meets this requirement.

### Parking

The building would contain one level of subterranean parking, parking at grade and parking on floors two and three. Floors four and five would each contain 13,000 gross sq. ft. of administrative office for a total of 26,000 sq. ft. Parking will be accessed directly from Panay Way to the middle of the proposed building for interior parking and to the west side of the building for at-grade parking. The proposed 26,000 sq. ft. of administrative office use requires a minimum of 65 parking spaces (@ 1:400 sq. ft.); however, the applicant is providing a combined total of 116 spaces to accommodate public meetings and special events scheduled by the Department.

### Architectural Description, Colors and Materials

The applicant is only seeking DCB conceptual approval at this time for land use, building height/massing, view corridor, parking and landscaping. The proposed site and building details and required elevations are not provided at this time, because the applicant and the Department will be seeking proposals for completion of the building through issuance of a Request for Proposals (RFP) designed to elicit quality design alternatives for this unique waterfront development opportunity and to streamline the development process for the County. Once the site design and architectural treatment alternatives are available, the Department will return to the DCB for approval of those elements and site signage prior to completing the entitlements process.

### Waterfront Promenade

Parcel 19 does not include the waterfront promenade area. The waterfront promenade area remains on Parcel 20 and, therefore, the Parcel 20 lessee remains responsible for the provision of a 20-foot wide improved waterfront promenade along the bulkhead adjacent to Parcel 19, consistent with adjacent parcel developments on Parcels 18 (Dolphin Marina) and 20 (Phase I).

### Public Access and Public Promenade Signage

(Not specified)

### Landscape Palette

Proposed trees include 27 Mexican Fan Palms (*Washingtonia robusta*), ranging from 10 to 20 feet high located around the parking lot, street frontage and building perimeter, four Giant Bird of Paradise (*Strelitzia nicolai*, 24-inch and 36-inch boxes) at the building corners, and nine *Albizia distachya* 'Plume Albizia' (36-inch box), to accent the east, west and south faces of the proposed building. Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Blue Fescue (*Festuca ovina* 'Glaucua'), and Trailing Lantana (*Lantana montevidensis* 'Spreading Sunset').

## **STAFF REVIEW**

This proposal is a request to complete the redevelopment of Parcel 20 by replacing a small existing commercial building with a larger administrative office building for the Department of Beaches and Harbors. In addition to enabling the development of a new Department office building on Parcel 20, approval of this proposal would also enable development of a new dry-stack boating facility on Parcel GG.

Per the Local Coastal Program (LCP), Parcel 20(19) is designated as Marine Commercial, Water and Waterfront Overlay Zone. Required public improvements include a 28-foot wide promenade. Special development considerations include height category 3 (45 feet height limit with a 20% view corridor), unless an expanded view corridor is provided and, then, there is a 75-foot height maximum with a 40% view corridor. Parcel GG is designated in the LCP as Public Facility and Water.

The Department of Regional Planning (DRP) will evaluate and determine the consistency of the relocated administration use and the entitlement issues involved with the transfer of the LCP-designated use from Parcel GG to Parcel 20(19) and the relocation of the marine commercial uses from Parcel 20(19) to Parcel 21. Although it appears that the view corridor and parking requirements will be met, DRP will fully evaluate and determine conformity.

Fire access along the waterfront promenade of Parcel 19 will be provided via the 20-foot wide public promenade on Parcel 20, which is acceptable to the Fire Department. The proposed

promenade paving pattern would be similar in texture and color to Parcels 21 and 18. The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". The adjacent Parcel 20 redevelopment (Capri Apartments) has black bollards, with the other items being consistent with those proposed on Parcel 21. The Department recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, and, if necessary, reflective devices be attached to them. More detail is required for the light fixtures, including the incorporation of suitable "public promenade" and "public access" signage. More detail is required to determine lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.

#### Recommendation

The Department supports the proposed project, which is in conformance with the *Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department recommends **APPROVAL** of DCB #06-004 with the following conditions:

- 1) **Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);**
- 2) **Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;**
- 3) **Provide design and specifications for added "Public Accessway" signage visible from Panay Way and "Public Promenade" signage along the promenade to encourage waterfront access; and**
- 4) **Following completion of the design/build process and PRIOR to completing the entitlement process, the Department shall seek conceptual approval from the DCB for building architectural details and signage.**

SW:JJC:ks





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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

April 20, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

**SUBJECT: AGENDA ITEM 5C – PARCEL 21 – HOLIDAY HARBOR – PHASE II  
DCB #06-005**

Item 5C on your agenda is a request to allow Phase II of the redevelopment of Parcel 21 with one parking structure to provide replacement parking for public parking spaces displaced by redevelopment occurring on other Marina parcels. This item was continued from your March 2006 agenda. The two small existing commercial buildings (totaling approximately 16,000 square feet) have been previously approved for replacement and relocation to the east end of Parcel 21 in the Phase I project (DCB #05-015, attached). The proposed project is to be located on the western portion of Parcel 21, shown as Site D, and will become a public parking facility owned and operated by the Department. As discussed at your last meeting, a substitute exhibit has been provided by the applicant to better illustrate the proposed architectural character that will result along the north side of the Panay Way mole.

#### Existing Uses

Currently, Parcel 21 contains the following uses: 10,000 sq. ft. health club and small café housed in a 2-story wooden structure and 6,048 sq. ft. of retail and marine commercial offices housed in a separate 2-story wooden structure. The remainder of the site is used for surface parking for the aforementioned uses as well as boater parking. Existing uses on that portion of Parcel 21 to be used for the proposed project will be relocated to the eastern edge of Parcel 21 in Phase I. The site frontage on Panay Way is approximately 741 feet with a depth of approximately 150 feet, creating a parcel size of approximately 111,150 sq. ft. The applicant is proceeding with final entitlements for completing the work authorized in DCB #05-015, which could alter the balance of existing uses on Parcel 21 accordingly.

#### Proposed Project

The proposed project includes construction of a 4-level parking structure containing 235 spaces. There would be no commercial, residential or retail uses in the structure, but new relocated boater restroom facilities will be included. Associated waterfront promenade improvements would be achieved through a continuation of improvements approved in the recently approved Parcel 21-Phase I project (DCB #05-015).

The proposed structure has a footprint of approximately 18,720 sq. ft. and is 49 feet in height. The first floor will contain the relocated ground-level boater restroom adjacent to a mechanical and storage area. The remainder of the structure would ramp up at a 5% slope to the third and fourth floors to provide a total of 235 parking spaces.

### View Corridor

The proposed project site has 207 linear feet of water frontage. Two view corridors are provided measuring 40 feet along the western border and 7 feet wide along the eastern border, for a total of 47 feet. For a 45-foot high building, a 20% view corridor is required. For every additional 1.5 feet of height, an additional 1% of view corridor is required. As the proposed building is 56 high, a view corridor of 22.67% (46.93 feet) is required. The proposed 47-foot wide view corridor would meet these view corridor requirements.

### Parking

Parking access will be from a new driveway from Panay Way to enable parking entry along the west side of the structure. Up to 235 parking spaces are required to replace public parking spaces displaced from other parcels due to redevelopment projects as detailed in the chart/diagram on the second attachment attached hereto.

### Architectural Description, Colors and Materials

The architectural style of the structure is intended to capture the streetscape elements of the existing and proposed buildings along Panay Way. The use of blue-tinted glass and colored plaster is patterned after the approved proposal for Parcel 21-Phase I (DCB #05-015). The nautical design is characterized by extensive use of aluminum and blue-green glass, and colors such as seaweed green and sand accentuate the surrounding built environment.

The submittal includes a color selection page. A color board will be provided at the meeting. Colors and materials include a pale golden yellow by Dunn Edward (SP 2260), blue-green window glass (PPG Industries, Inc. Solexia Float Glass), and silver-colored aluminum wall, metal louver, railing and window frame to match Alcoa Architectural Product Anodic Clear PPG#5VMA90055P.

### Promenade

The proposed waterfront promenade improvements and amenities will be constructed identically to the adjacent Parcel 21-Phase I project (DCB #05-015) and will measure 28 feet wide, as it also provides fire access.

### Public Access and Public Promenade Signage

One public accessway sign and two public promenade signs are proposed, identical to the recently approved Parcel 21-Phase I project (DCB #05-015). The public accessway sign will be located at the driveway on Panay Way. The promenade signs will be located on light fixtures placed along the promenade. Both metal signs will have a white background, black lettering and a blue/green triple wave log in Sinclair "Patina Green" measuring 10 inches high by 18 inches wide.

### Landscape Palette

Proposed trees include 28 12-foot bare trunk high (BTH) Mexican Fan Palms (*Washingtonia robusta*), five 24-inch box Fern Pines (*Podocarpus gracilior*), three False Silk Trees (*Chorisia spp.*) and five 24-inch box Giant Bird of Paradise (*Strelitzia nicolai*). Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Lady Palm (*Raphis excelsa*), *Clivia miniata*, Sago Palm (*Cycas revoluta*), Umbrella Plant (*Cyperus alternifolius*), Meyers Asparagus, Blue Fescue (*Festuca ovina* 'Glauc'), and *Scenicio mandraliscae*.

### **STAFF REVIEW**

This proposal would allow for the completion of the redevelopment of Parcel 21 by replacing the two small existing commercial buildings (totaling approximately 16,000 square feet) with one parking structure to provide replacement parking needed to allow for redevelopment occurring on other Marina parcels. All aspects of the project are consistent with previous approvals granted by the Design Control Board related to land use, architectural treatment, parking, view corridor and public access, with only minor modifications.

Fire access along the waterfront promenade of Parcel 21 will be provided via a 28-foot wide public promenade, which is acceptable to the Fire Department. The proposed promenade-paving pattern would be similar in texture and color to Parcels 18 (Dolphin Marina) and 20 (Capri Apartments). The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". All items are consistent with those on adjacent parcels, but for the bollards; the adjacent Parcel 21-Phase I and Parcel 20 projects have black bollards. The Department recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, and, if necessary, reflective devices be attached to them. More detail is required for the light fixtures, including the incorporation of suitable "public promenade" and "public access" signage. More detail is required to determine lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.

### Recommendation

The Department supports the proposed project, which is in conformance with the *Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department recommends **APPROVAL** of DCB #06-005 with the following conditions:

- 1) Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);
- 2) Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;

- 3) Provide design and specifications for added “Public Accessway” signage visible from Panay Way and “Public Promenade” signage along the promenade to encourage waterfront access; and
- 4) Following completion of the entitlement process, the project shall return to the DCB for review and approval of design details including signage.

SW:JJC:ks



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April 20, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

**SUBJECT: AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 7A on your agenda provides a recap of permits for all temporary banners, signs and tents issued by the Department since your March 16, 2006 Design Control Board meeting. Four temporary permits have been issued as follows:

- TP #06-004 –** Temporary permit for one banner on a tent at Marina Beach, announcing the Malibu To Marina Championship Race paddle event. The banner was permitted on March 18, 2006 only.
- TP #06-002-Ext** Temporary permit extension for six banners in various places near the public launch ramp and Chace Park, announcing the annual Marina del Rey Anglers' Halibut Derby. The extension permitted the banners from March 8, 2006 through April 3, 2006.
- TP #06-006 –** Temporary permit for one business identification banner at Waterside Apothecary at Parcel 50. The banner is permitted from April 7, 2006 through May 7, 2006.
- TP #06-003-Ext** Temporary permit extension for four banners at the Marina Professional Building. The extension permits the banners from March 27, 2006 through April 27, 2006.

Additional information is provided in the attachments.

SW:PW:cs  
Attachments (4)



*To enrich lives through effective and caring service*



March 13, 2006

Stan Wisniewski  
Director

Kerry Gottlieb  
Chief Deputy

Brad Gaines  
105 S. Irena Ave, #3  
Redondo Beach, CA 90277

**TEMPORARY BANNER AT PARCEL HS (MARINA BEACH)  
(TP 06-004)**

Dear Mr. Gaines:

By means of this letter and in conjunction with your permit from our Community and Marketing Services Division, Permits Section, you are permitted to mount one (1) 3-foot high by 10-foot wide banner horizontally on the front of one of your tents at Marina Beach. The banner will be yellow canvas with green lettering stating, "Malibu to Marina Championship Race" and a logo.

The banner is permitted on Saturday, March 18, 2006 only, and it must be removed by nightfall that day. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense.

If you have any further questions or requests, please contact Chris Sellers, Regional Planning Assistant, at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Paul Wong, Division Chief  
Asset Management & Planning Bureau

SW:PW:CS

bc\ ☐ Director, ☐ Chief Deputy, ☐ Asset Management, ☐ Planning, ☐ F&PM, ☐ Marketing, ☐ Budget,  
☐ Financial, ☐ Audit, ☐ \_\_\_\_\_ (check all applicable boxes)



*To enrich lives through effective and caring service*



March 15, 2006

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

Mr. Paul Simon  
Halibut Derby Committee  
c/o Marina del Rey Anglers  
4230 Del Rey Avenue #530  
Marina del Rey, CA 90292

**HALIBUT DERBY TEMPORARYS BANNER EXTENSION  
(TP 06-002-Ext)**

Dear Mr. Simon:

By means of this letter and the appropriate letters of concurrence (received from In-Seine Bait Dock, Pacific Ocean Management and Shanghai Red's), the Marina del Rey Anglers are permitted to place six (6) banners at the following locations for the 2006 Halibut Derby to be held on April 1<sup>st</sup> and 2<sup>nd</sup>:

- One 3-foot by 6-foot banner on the chain link fence facing H Basin at Dock 52;
- One 4-foot by 20-foot banner on the pole framework above the bait tanks at In-Seine Bait Dock;
- One 3-foot by 6-foot banner on the chain link fence at the south side of the public launch ramp, facing the ramps;
- One 3-foot by 6-foot banner on the chain link fence at the north side of the public launch ramp, facing the ramps;
- One 3-foot by 6-foot banner on the metal chain link fence in front of Shanghai Red's, facing the main channel; and
- One 3-foot by 6-foot banner on the chain link fence in the southwest corner of Burton Chace Park, facing H Basin.

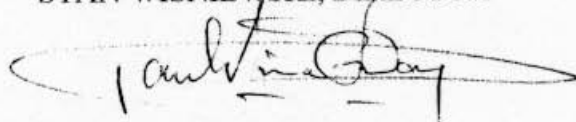
The 3-foot by 6-foot banners will be made of gold plastic with blue logo and lettering. The 4-foot by 20-foot banners will be made of gold fabric with blue logo and lettering. The original permit allowed the banners through March 8, 2006. This extension permits the banners through April 3, 2006. The banners must be removed by noon on April 4, 2006. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense.

Halibut Derby Temporary Banner  
March 15, 2006  
Page 2 of 2

Should you have any further questions or requests, please contact Chris Sellers, Regional Planning Assistant, at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

A handwritten signature in black ink, appearing to read "Paul Wong", with a long horizontal flourish extending to the right.

Paul Wong, Division Chief  
Asset Management & Planning Bureau

SW:PW:cs

cc: Wayne Schumaker  
Bob Stassi  
Dan Vaage  
Mark Spiro  
Lynn Atkinson  
Jose Mata





*To enrich lives through effective and caring service*



April 10, 2006

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

Matt Simon  
Caruso Affiliated  
101 The Grove Dr.  
Los Angeles, CA 90036

**TEMPORARY BANNER AT WATERSIDE APOTHECARY (P-50)  
(TP 06-006)**

Dear Mr. Simon:

By means of this letter, Waterside Apothecary is permitted to mount one (1) 2-foot high by 4-foot wide banner horizontally on the west-facing façade above their premises at 4722 Admiralty Way, Waterside Marina del Rey. The banner will be white vinyl with blue lettering stating, "Waterside Apothecary".

The banner is permitted from April 7, 2006 through May 7, 2006. It must be removed by noon on May 8, 2006. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request for such is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Chris Sellers, Regional Planning Assistant, at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Paul Wong, Division Chief  
Asset Management & Planning Bureau

SW:PW:CS



*To enrich lives through effective and caring service*



April 11, 2006

Ms. Virginia Hollywood  
Marina Professional Building  
4560 Admiralty Way, Suite 255  
Marina del Rey, CA 90292

Stan Wisniewski  
Director

Kerry Gottlieb  
Chief Deputy

**TEMPORARY BANNERS AT MARINA PROFESSIONAL BUILDING (P-75)  
(TP 06-003-Ext)**

Dear Ms. Hollywood:

By means of this letter, Playa Marina Walk-In Urgent Care is permitted to install four temporary banners at Marina Professional Building, 4560 Admiralty Way, as indicated below:

- One 3-foot by 6-foot banner mounted horizontally on the north (west) wall of the building, facing Parcel-94. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing wall surface.
- One 3-foot by 6-foot banner mounted horizontally on the south (east) wall of the building, facing Bali Way. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing wall surface.
- One 3-foot by 6-foot banner mounted horizontally on the north face of the existing pole sign along Admiralty Way. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing upper sign face.
- One 3-foot by 6-foot banner mounted horizontally on the south face of the existing pole sign along Admiralty Way. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing upper sign face.

The original permit allowed the banners through March 27, 2006. This extension permits the banners through April 27, 2006. The banners must be removed by noon on April 28, 2006. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense. Please note that any temporary signage request in excess of this 30-day extension will require a complete Design Control Board (DCB) submittal. Should you have any further questions, please contact Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Paul Wong, Division Chief  
Asset Management & Planning Bureau

SW:PW:CS



*"To enrich lives through effective and caring service"*



April 20, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

SUBJECT: **AGENDA ITEM 7B - ONGOING ACTIVITIES REPORT**

#### BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its April 4, 2006 meeting, the Board of Supervisors instructed the Chief Administrative Officer to form and lead a task force comprised of the Acting Director of Planning, Executive Director of Community Development Commission, and County Counsel, working in conjunction with the Director of Beaches and Harbors, to review the County's current Affordable Housing Policy for Marina del Rey and recommend such revisions as necessary to ensure the County's consistency with the Mello Act, a Statewide law that requires that affordable housing for persons and families with low or moderate incomes be provided, where feasible, in new multi-unit residential developments in the California Coastal Zone. The Board also instructed the Director of Beaches and Harbors to discuss on-site low-income housing opportunities with the lessee of a residential project on Parcels 100 and 101, which is currently in the Coastal Development Permit review process, and bring back to the Board within 30 days an amended leasehold agreement, as necessary, to ensure the project's consistency with the Mello Act.

#### **SMALL CRAFT HARBOR COMMISSION MINUTES**

There are no minutes for review, as the April 12, 2006 minutes have not been finalized.

#### **MARINA DEL REY URBAN DESIGN GUIDELINES UPDATE**

A verbal report will be provided at your meeting.

#### **REDEVELOPMENT PROJECT STATUS REPORT**

A copy of the most recent Project Status Report is attached. The report details the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site (<http://beaches.co.la.ca.us/bandh/main.htm>).

## **MARINA DEL REY AND BEACH SPECIAL EVENTS**

### ***MARINA DEL REY***

#### **MARINA DEL REY OUTDOOR ADVENTURES**

Sponsored by the Los Angeles County Department of Beaches and Harbors  
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292

#### **Bird Watching Experience Program**

Thursday, May 25 at 9:00 am  
and  
Thursdays, April 27 and June 22 at 4:00 pm

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to tour site are free. Pre-registration is a must!

#### **Harbor Kayaking Program**

Saturdays, April 15, May 13, June 17, July 15, August 26, September 16 and October  
21  
11:30 am – 1:45 pm

Come and take a kayaking lesson in Marina del Rey harbor. This two-hour session begins with Los Angeles County Lifeguard instruction and water safety. The group will get the opportunity to enjoy Marina del Rey's basins. This is a great opportunity for families to have a fun and educational day in the Marina del Rey.

Program requires pre-registration. Fees are \$25 (youths 10 – 18) and \$30 (19 or older). Fees must be paid upon registering.

#### **Surf Kayaking Program (New)**

Saturdays, April 15, May 13, June 17, July 15, August 26, September 16 and October  
21  
8:00 am – 11:00 am

Los Angeles County Department of Beaches and Harbors is offering a *new* Surf Kayaking Program this year. Participants will get the opportunity to kayak through Marina del Rey harbor and head out to the North Jetty, where they will surf the waves aboard sit-on-top kayaks. Los Angeles County Ocean Lifeguards will instruct the outing.

Program requires pre-registration. Fees are \$25 (youths 10 – 18) and \$30 (19 or older). Fees must be paid upon registering. For all Outdoor Adventures Programs call: Burton Chace Park at (310) 822-8530.

**FISHERMAN'S VILLAGE WEEKEND CONCERTS**

Sponsored by Pacific Ocean Management, LLC  
All concerts from 2:00 pm – 5:00 pm

**Saturday, April 15**

Tim Peterson Singers, playing Gospel

**Sunday, April 16**

Son Candela, playing N.Y. Style Afro Cuban

**Saturday, April 22**

Xtown Traffic, playing Funk & Groove

**Sunday, April 23**

Javid, performing Flamenco

**Saturday, April 29**

Chris Smith & Hammersmith, playing Jazz

**Sunday, April 30**

Forrest Robinson, recording artist, songwriter and percussionist – Special Appearance

For more information call: Dee Lavell Gilbert at (310) 822-6866.

***BEACH EVENTS***

**MANHATTAN BEACH PIER – 19<sup>th</sup> ANNUAL PIER-TO-PIER WALKATHON**

City of Manhattan Beach

Saturday, April 29

7:30 am

The 19<sup>th</sup> annual Pier-to-Pier Walkathon is a great way to spend your Saturday morning while raising money for prevention and treatment of child abuse. Participants collect donations from walking/running between the Manhattan Beach and Hermosa Beach piers. All proceeds benefit the Richstone Family Center and KTLA-TV Charities. Richstone is celebrating its 32nd year dedicated to the prevention and treatment of child abuse, strengthening families, and promoting non-violent resolution of conflicts within families, schools, and communities.

For information call: Doris at (310) 970-1921 ext. 103 or visit the website at [www.richstone.com](http://www.richstone.com).

**SANTA MONICA PIER**  
**SUNDAY CONCERTS ON THE PIER**

Every Sunday  
2:00 pm – 4:00 pm

The Pier's Central Plaza warms up the spring season with free afternoon concerts every Sunday until Memorial Day weekend. Shows start at 2:00 pm and run until 4:00 pm.  
What a great way to spend a Sunday afternoon!

Theresa James & the Rhythm Tramps  
Sunday, April 23<sup>th</sup>

The Rhythm Kings (Blues)  
Sunday, April 30<sup>th</sup>

Lisa Haley & the Zydecats  
Sunday, May 7<sup>th</sup>

For more information call: Santa Monica Pier Restoration Corporation at (310) 458-8900 or visit the website at [www.santamonicapier.org](http://www.santamonicapier.org).

SW:PW:cs

Attachment

**DEPARTMENT OF BEACHES AND HARBORS  
MARINA DEL REY DEVELOPMENT AND RENOVATION PROJECTS  
PROJECT STATUS REPORT AS OF JANUARY 30, 2006**

			PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
Map Grid Number	Parcel No. and Name	Lessee Name	Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
1	44 Pier 44	Michael Pashaie David Taban	Existing property:		Complete redevelopment:		70 feet (bonus taken)	45 feet (75 feet with bonus)						
			retail, marine commercial, slips		new hotel, retail, marine commercial, slips									
					</									

\* Awaits lessee response to issues raised in meeting of 10/13/04.

Key:  
BOS = Board of Supervisors  
CCC = California Coastal Commission  
DCB = Design Control Board  
RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
2	9U County Parcel	Not yet leased; Tom Farrell-Woodfin	Existing property: County Parcel 9U: vacant		Complete redevelopment: Parcel 9U: new timeshare hotel and 2-acre public park	
			Hotel rooms	None	288	+288

HEIGHT DATA	
Proposed Height	Height Limits

9U: 225 feet (bonus taken)	9U: 140 feet (225 feet with bonus)
----------------------------	------------------------------------

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Oct-04 (2)	CCC - Approval	Need
Negotiation Began	Jun-99	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done (1)	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

(1) Final lease documents presented to lessee; lease option projected for presentation to SCHC and BOS 4/06.

(2) Updated project presented to DCB on 8/19/04, 9/23/04, and conceptual approval received 10/21/04.

3	10 Neptune Marina, and FF County Parcel	Legacy Partnership (Preston Butcher and Lou Weider-Lessee)	Existing property: Parcel 10: Neptune Marina anchorage and apartments  County Parcel FF: parking lot		Complete redevelopment: Parcel 10: new Neptune Marina anchorage and apartments  Parcel FF: new Neptune Marina apartments	
			Apartments	136	527	+391
			Slips	184	184	No change

10: 45 feet	10 mole: 45 feet (75 feet with bonus)  10 non-mole: 140 feet (225 feet with bonus)
FF: 45 feet	FF: 25 feet

		DCB - Initial	Oct-04 (4)	CCC - Approval	Need
Negotiation Began	Jun-99	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done (3)	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

(3) Updated signed term sheet approved by Board in closed session 8/17/04 ; lease extension option/lease option projected for presentation to SCHC and BOS 3/06.

(4) Updated project approved by DCB 8/19/04; conditioned on 9/23/04, and affirmed 10/21/04; approval tied to related project on Parcel 9U.

**Key:**

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RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.



			PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS						
Map Grid Number	Parcel No. and Name	Lessee Name	Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date	
4	27 Jamaica Bay Inn	Pacifica	Existing property:		Redevelopment plan:			45 feet	45 feet		DCB - Initial	Oct-05	CCC - Approval	Need	
			hotel		42 existing rooms renovated, 133 new hotel rooms					Negotiation Began	Aug-01	RPC - Initial	Need	DCB - Final	Need
										Term Sheet Approved	Apr-05	RPC - Land Approval	Need	Building Permit	Need
										BOS - Option Approved	Need*	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need
		Hotel rooms	42	111	+69										
* Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel IR proposal. Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 2/06.															
5	IR Marriott Residence Inn	Pacifica	Existing property:		Redevelopment plan:			45 feet	45 feet		DCB - Initial	Will follow term sheet	CCC - Approval	Need	
			County parking lot		147 new hotel rooms, parking					Negotiation Began	Feb-04	RPC - Initial	Need	DCB - Final	Need
										Term Sheet Approved	Apr-05	RPC - Land Approval	Need	Building Permit	Need
										BOS - Option Approved	Need**	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need
		Hotel rooms	0	147	+147										

\* Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel IR proposal. Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 2/06.

\*\* Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel 27 proposal. Appraisal in process; final lease documents sent to lessee; lease option projected for presentation to SCHC and BOS 2/06.

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 DCB = Design Control Board  
 RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
6	100&101 Del Rey Shores	Jerry Epstein	Existing property: apartment complex		Complete redevelopment: new apartment complex		65 feet	225 feet	Negotiation Began	Aug-01	DCB - Initial	(2)	CCC - Approval	Need
											RPC - Initial	Need	DCB - Final	Need
									Term Sheet Approved	Dec-03	RPC - Land Approval	Need	Building Permit	Need
									BOS - Option Approved	Need (1)	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need
			Apartment	202	544	+342			(1) Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 3/06.					
									(2) Conceptual approval from DCB received 1/20/05.					
7	K-6 County Parcel	Not yet leased; Del Rey Shores	Existing property: County maintenance facility		Complete redevelopment: new specialty storage facility		45 feet	225 feet	Negotiation Began	Aug-01	DCB - Initial	Will follow term sheet	CCC - Approval	Need
											RPC - Initial	Need	DCB - Final	Need
									Term Sheet Approved	*	RPC - Land Approval	Need	Building Permit	Need
									BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need
			Storage SF	0	27,500	+27,500			* Negotiations proceeding in tandem with companion 100&101 project.					

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 DCB = Design Control Board  
 RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
8	OT Admiralty Court	Jona Goldrich	Existing property: County parking lot		Complete redevelopment: seniors-only retirement residence, replacement parking	
			<i>Apartments</i>	0	120	+120

HEIGHT DATA	
Proposed Height	Height Limits
75 feet	140 feet

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Will follow term sheet	CCC - Approval	Need
Negotiation Began	Nov-02	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done*	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\*Term sheet approved by Board in closed session 8/9/05; negotiations proceeding in tandem with lessee's Parcel 20&21 proposal.

9 (also see "K" below)	20&21 Panay Way and Holiday Harbor Marinas	Jona Goldrich	Existing property: mixed use commercial, parking, slips	Complete redevelopment: Parcel 20: new apartments, new DBH offices, new slips  Parcel 21: new mixed use commercial, new Marina Beach parking, new slips		
			<i>Apartments</i>	0	99	+99
			<i>Mixed use</i>	25,250	29,348	4,098
			<i>DBH Office</i>	0	26,000	+26,000
			<i>Slips</i>	377	365	-12

45 feet	45 feet (75 feet with bonus)
---------	------------------------------

		DCB - Initial	Will follow term sheet	CCC - Approval	Need
Negotiation Began	Jan-03	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done*	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\*Term sheet approved by Board in closed session 8/9/05; negotiations proceeding in tandem with lessee's Parcel OT proposal.

Key:  
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 DCB = Design Control Board  
 RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.

PROJECT DESCRIPTION							HEIGHT DATA		APPROVAL PROCESS										
Map Grid Number	Parcel No. and Name	Lessee Name	Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date					
10	33 Harbor House/ Edies Diner, and NR County Parcel	EMC Investment Company (Ed Czucker)	Existing property:		Complete redevelopment:			33: 85 feet  NR: 45 feet	33: 45 feet  NR: 45 feet										
			Parcel 33: restaurants and commercial anchorage		Parcels 33 and NR: new mixed-use residential and commercial, parking and public viewing deck					DCB - Initial Aug-04 **									
			County Parcel NR: parking lot							CCC - Approval Need									
										Negotiation Began Jan-04									
										Term Sheet Approved Aug-04									
										BOS - Option Approved Need*									
		Apartments		0	292	+292													
		Office SF		0	30,400	+30,400													
		Retail SF		0	35,700	+35,700													
		Restaurant		759 seats	759 seats	No change													
										* Term sheet approved by BOS in closed session 8/3/04; final lease documents presented to lessee 9/15/04; appraisal in process; lease extension option/lease option projected for presentation to SCHC and BOS 3/06.					** Conceptual approval from DCB received 8/19/04; regulatory applications in preparation.				
11	52 County Parcel, and GG County Parcel	Not yet leased; ALMAR (Jeff Pence)	Existing property:		Redevelopment plan:			52 and GG: 70 feet	52: 45 feet (75 feet with bonus)  GG: 45 feet (75 feet with bonus)										
			County Parcel 52: temporary public parking lot		Parcels 52 and GG: new dry stack storage facility including boater amenities and replacement County facilities					DCB - Initial Need									
			County Parcel GG: County administration trailers and maintenance facilities							CCC - Approval Need									
										Negotiation Began Aug-05									
										Term Sheet Approved Need*									
										BOS - Option Approved Need									
										* Initial term sheet sent to lessee 9/7/05. Awaits lessee response to comments provided on 12/22/05.									

Key:  
 BOS = Board of Supervisors  
 CCC = California Coastal Commission  
 DCB = Design Control Board  
 RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

## RENOVATION PROJECTS

12	7 Tahiti Marina	Kamran Hakim	Existing property: Tahiti Marina apartments, slips		Renovation plan: Tahiti Marina apartments, slips		No change	45 feet			DCB - Initial	Feb-02	CCC - Approval	Need
									RPC - Initial	Need	DCB - Final	Need		
									RPC - Land Approval	Need	Building Permit	Need		
									BOS-Regulatory Approval	Need	Certificate of Occupancy	Need		
			Apartments	149	149	No change								
			Slips	214	214	No change								

\* Awaits County response to term sheet received from lessee

\* Awaits County response to term sheet received from lessee 9/12/05.

13	1 Fuel Dock	Not yet leased; The BoatYard (Greg Schem)	Existing property: marine fuel dock; slips	Renovation plan: new marine fuel dock, pumps, landside building, promenade, amenities, slips	No change	25 feet			DCB - Initial	Need	CCC - Approval	Need
							Negotiation Began      Apr-05		RPC - Initial	Need	DCB - Final	Need
							Term Sheet Approved      Done		RPC - Land Approval	Need	Building Permit	Need
							BOS - Option Approved      Need**		BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\*\* Lease and Option approved by BOS 1/17/06; awaits lease documentation and regulatory applications.

## Key:

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Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

**COMPLETED LEASE EXTENSIONS: ONGOING MONITORING**

A	12/15 Deauville & Bar Harbor	Doug Ring	Existing property: apartments, slips and restaurant space		Complete redevelopment: new apartments, slips and restaurant space		63 feet (bonus taken)	45 feet (75 feet with bonus)	<table><tr><td>Negotiation Began</td><td>Jan-99</td><td>RPC - Initial</td><td>Sep-98</td><td>CCC - Approval</td><td>Oct-01</td></tr><tr><td>Term Sheet Approved</td><td>Done</td><td>RPC - Land Approval</td><td>Dec-00</td><td>Building Permit</td><td>*</td></tr><tr><td>BOS - Option Approved</td><td>Jan-00</td><td>BOS-Regulatory Approval</td><td>n/a</td><td>Certificate of Occupancy</td><td>Need</td></tr></table>		Negotiation Began	Jan-99	RPC - Initial	Sep-98	CCC - Approval	Oct-01	Term Sheet Approved	Done	RPC - Land Approval	Dec-00	Building Permit	*	BOS - Option Approved	Jan-00	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need
											Negotiation Began	Jan-99	RPC - Initial	Sep-98	CCC - Approval	Oct-01												
											Term Sheet Approved	Done	RPC - Land Approval	Dec-00	Building Permit	*												
											BOS - Option Approved	Jan-00	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need												
											* Lessee commenced Parcel 12 construction on 2/04.																	

\* Slips now being reconfigured pursuant to Coastal Commission permit requirements. Estimated number of slips shown.

\* Lessee commenced Parcel 12 construction on 2/04.

B	103 Oakwood Apts.	Al Dick	Existing property: Oakwood apartments		Renovation plan: Oakwood apartments		45 feet	225 feet			DCB - Initial	Nov-00	CCC - Approval	n/a
											RPC - Initial	n/a	DCB - Final	n/a
											RPC - Land Approval	n/a	Building Permit	Dec-01
											BOS-Regulatory Approval	n/a	Certificate of Occupancy	May-03
			Apartments	597	597	No change								

C	30 Del Rey Yacht Club	Dick Lewinter	Existing property: yacht club, slips	Ongoing renovation of yacht club, slips	No change	45 feet			DCB - Initial	Apr-01	CCC - Approval	Feb-02
							Negotiation Began	--	RPC - Initial	Jun-01	DCB - Final	Apr-01
							Term Sheet Approved	Done	RPC - Land Approval	n/a	Building Permit	*
							BOS - Option Approved	Oct-99	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

\* Construction has commenced on waterfront walk and related amenities. Renovations continue.

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Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
D	76 Trizec	Trizec Hahn & Jona Goldrich	Existing property: office building		Ongoing renovation of office building		No change	225 feet			DCB - Initial	Ongoing	CCC - Approval	--
									Negotiation Began	--	RPC - Initial	--	DCB - Final	--
									Term Sheet Approved	Done	RPC - Land Approval	--	Building Permit	--
									BOS - Option Approved	Nov-99	BOS-Regulatory Approval	--	Certificate of Occupancy	--
			Office SF	352,406	352,406	No change								
E	111/112 Marina Harbor	Jerry Epstein and Ring Family	Existing property: apartments, slips		Redevelopment plan: 846 existing apartments renovated on Parcels 111 and 112  120 new apartments on Parcel 112  new slips, waterfront view area		111: no change  112: 60 feet	111 mole: 45 feet (75 feet with bonus)  111 west (non-mole): 140 feet (225 feet with bonus)  112: 225 feet			DCB - Initial	Jan-00	CCC - Approval	Dec-01
									Negotiation Began	Dec-98	RPC - Initial	Feb-00	DCB - Final	Jan-02
									Term Sheet Approved	Done	RPC - Land Approval	Oct-00	Building Permit	*
									BOS - Option Approved	Apr-02	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need
			Apts - new	0	120	+120								
			Apts - renov.	846	846	No change								
			Slips	590	319*	-271								

\* Total slip number reduced from existing level due to proposed slip configuration.

\* Lessee dedicated first slip renovations 5/12/03. Balance of slip construction and new apartment construction underway.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
F	102 Kingswood Village	Morris Pynoos, Stephen Massman	Existing property: Kingswood apartments	Renovation plan: Kingswood apartments		
			<i>Apartments</i>	623	623	No change

HEIGHT DATA	
Proposed Height	Height Limits
No change	225 feet

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
Negotiation Began	Aug-01	DCB - Initial	Feb-04	CCC - Approval	n/a
Term Sheet Approved	Done	RPC - Initial	n/a	DCB - Final	Jul-04
BOS - Option Approved	Mar-04	RPC - Land Approval	n/a	Building Permit	Sep-04
		BOS-Regulatory Approval	n/a	Certificate of Occupancy	*

\* Building permits received; construction underway

G	50&83 Marina Waterside Shopping Center	Marina Waterside (Rick Caruso)	Existing property: Parcel 50: Market, restaurants and retail shops	Renovation plan: Parcel 50: Expanded market, restaurants and retail shops		
			Parcel 83: Non-public County parking lot	Parcel 83: Addition to adjacent Parcel 50 parking and landscaping areas		
			<i>Retail SF</i>	149,800	154,300	+4,000

No change	45 feet
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Negotiation Began	Aug-03	DCB - Initial	Apr-04	CCC - Approval	n/a
Term Sheet Approved	Done	RPC - Initial	Jun-04	DCB - Final	Jul-04
BOS - Option Approved	Dec-03	RPC - Land Approval	n/a	Building Permit	Jan-05
		BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need**

\*\* Demolition permit received 9/04; building permit received 1/05; occupancy during construction (ongoing).

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			PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS																													
Map Grid Number	Parcel No. and Name	Lessee Name	Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date																								
H	95&LLS Marina West Shopping Center	Michael Pashaie David Taban	Existing property:		Redevelopment plan:		95: 45 feet	95: 45 feet (140 feet with bonus)	<table><tr><td></td><td></td><td>DCB - Initial</td><td>Nov-02</td><td>CCC - Approval</td><td>n/a</td></tr><tr><td>Negotiation Began</td><td>Aug-01</td><td>RPC - Initial</td><td>Jan-03</td><td>DCB - Final</td><td>*</td></tr><tr><td>Term Sheet Approved</td><td>Done</td><td>RPC - Land Approval</td><td>Jun-04</td><td>Building Permit</td><td>Need</td></tr><tr><td>BOS - Option Approved</td><td>Jul-03</td><td>BOS-Regulatory Approval</td><td>n/a</td><td>Certificate of Occupancy</td><td>Need</td></tr></table>								DCB - Initial	Nov-02	CCC - Approval	n/a	Negotiation Began	Aug-01	RPC - Initial	Jan-03	DCB - Final	*	Term Sheet Approved	Done	RPC - Land Approval	Jun-04	Building Permit	Need	BOS - Option Approved	Jul-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need
					DCB - Initial	Nov-02									CCC - Approval	n/a																						
			Negotiation Began	Aug-01	RPC - Initial	Jan-03									DCB - Final	*																						
			Term Sheet Approved	Done	RPC - Land Approval	Jun-04									Building Permit	Need																						
			BOS - Option Approved	Jul-03	BOS-Regulatory Approval	n/a									Certificate of Occupancy	Need																						
			Parcel 95: Marina West commercial center office space Islands restaurant		Parcel 95: new Marina West mixed use commercial center office and retail space renovated Islands restaurant																																	
Parcel LLS: County parking		Parcel LLS: new Marina entry feature																																				
Retail SF	13,213	20,650	+7,437																																			
Office SF	9,180	7,888	-1,292																																			
Restaurant	100 seats	500 seats	+400 seats																																			
* In process of final Design Control Board approvals.																																						
I	97 Marina Beach Shopping Ctr.	Michael Pashaie David Taban	Existing property:		Renovation plan:		40 feet	45 feet (140 feet with bonus)	<table><tr><td></td><td></td><td>DCB - Initial</td><td>May-02</td><td>CCC - Approval</td><td>n/a</td></tr><tr><td>Negotiation Began</td><td>Oct-99</td><td>RPC - Initial</td><td>Oct-02</td><td>DCB - Final</td><td>Feb-04</td></tr><tr><td>Term Sheet Approved</td><td>Done</td><td>RPC - Land Approval</td><td>Jun-03</td><td>Building Permit</td><td>**</td></tr><tr><td>BOS - Option Approved</td><td>Jul-03</td><td>BOS-Regulatory Approval</td><td>n/a</td><td>Certificate of Occupancy</td><td>Need</td></tr></table>								DCB - Initial	May-02	CCC - Approval	n/a	Negotiation Began	Oct-99	RPC - Initial	Oct-02	DCB - Final	Feb-04	Term Sheet Approved	Done	RPC - Land Approval	Jun-03	Building Permit	**	BOS - Option Approved	Jul-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need
					DCB - Initial	May-02									CCC - Approval	n/a																						
			Negotiation Began	Oct-99	RPC - Initial	Oct-02									DCB - Final	Feb-04																						
			Term Sheet Approved	Done	RPC - Land Approval	Jun-03									Building Permit	**																						
			BOS - Option Approved	Jul-03	BOS-Regulatory Approval	n/a									Certificate of Occupancy	Need																						
			Marina Beach shopping center		Marina Beach shopping center new Marina entry feature																																	
Retail SF	18,000	18,800	+800																																			
** Building permit received; construction underway																																						
J	140 Admiralty Apts	Michael Pashaie David Taban	Existing property:		Complete redevelopment:		75 feet	140 feet	<table><tr><td></td><td></td><td>DCB - Initial</td><td>Nov-02</td><td>CCC - Approval</td><td>n/a</td></tr><tr><td>Negotiation Began</td><td>Aug-01</td><td>RPC - Initial</td><td>Jan-03</td><td>DCB - Final</td><td>Sep-04</td></tr><tr><td>Term Sheet Approved</td><td>Done</td><td>RPC - Land Approval</td><td>Dec-03</td><td>Building Permit</td><td>Need*</td></tr><tr><td>BOS - Option Approved</td><td>Aug-03</td><td>BOS-Regulatory Approval</td><td>n/a</td><td>Certificate of Occupancy</td><td>Need</td></tr></table>								DCB - Initial	Nov-02	CCC - Approval	n/a	Negotiation Began	Aug-01	RPC - Initial	Jan-03	DCB - Final	Sep-04	Term Sheet Approved	Done	RPC - Land Approval	Dec-03	Building Permit	Need*	BOS - Option Approved	Aug-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need
					DCB - Initial	Nov-02									CCC - Approval	n/a																						
			Negotiation Began	Aug-01	RPC - Initial	Jan-03									DCB - Final	Sep-04																						
			Term Sheet Approved	Done	RPC - Land Approval	Dec-03									Building Permit	Need*																						
			BOS - Option Approved	Aug-03	BOS-Regulatory Approval	n/a									Certificate of Occupancy	Need																						
			apartment complex		new apartment complex																																	
Apartments	64	172	+108																																			
* Construction commenced 9/05.																																						

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
K (also see "9" above)	20 Panay Way Marina	Jona Goldrich	Existing property:  yacht club building office space surface parking slips	Complete redevelopment:  new apartments			45 feet	45 feet (75 feet with bonus)			DCB - Initial	Oct-98	CCC - Approval	Feb-02
									Negotiation Began	Mar-99	RPC - Initial	Dec-98	DCB - Final	May-02
									Term Sheet Approved	Done	RPC - Land Approval	Aug-00	Building Permit	*
									BOS - Option Approved	Mar-03	BOS-Regulatory Approval	Jan-01	Certificate of Occupancy	Need
			Apartments	0	99	+99								

\* Construction in progress. Amendment to be sought for companion project on Parcels 20&21.

L	55/56/W Fisherman's Village	Michael Pashaie David Taban	Existing property:  Parcel 55: vacant marine commercial  Parcel 56: retail  Parcel W: County parking	Complete redevelopment:  Parcel 55: new marine commercial, hotel  Parcel 56: new retail, arcade  Parcel W: new retail, parking			55: 45 feet	55: 45 feet						
									56: 45 feet	56: 45 feet (75 feet with bonus)	DCB - Initial	Jan-03	CCC - Approval	Need
									W: 45 feet	W: 45 feet (75 feet with bonus)	RPC - Initial	Need**	DCB - Final	Need
											RPC - Land Approval	Need	Building Permit	Need
			Retail SF	32,600	54,000	+21,400					BOS - Option Approved	Dec-05	BOS-Regulatory Approval	Need
			Slips	Commercial	Commercial	No change							Certificate of Occupancy	Need
			Hotel	0	72	+72								

\*\* Lease extension option approved by BOS 12/20/05. Regulatory applications in preparation.

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			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

**SUMMARY**

<u>Improvement</u>	<u>Current</u>	<u>Replaced with new</u>	<u>Additional new</u>	<u>Total new</u>	<u>Left as is</u>	<u>To be renovated</u>	<u>Total proposed</u>	<u>Change</u>	<u>Increases allowed by Local Coastal Plan</u>
Apartments	5,445	2,419	1,674	4,093	3,026	2,419	7,119	1,674	2,495
Slips	5,246	2,794	(520)	2,274	5,246	0	4,726	(520)	348
Hotel rooms	1,037	42	788	830	995	42	1,825	788	1,070
Condos	600	0	0	0	600	0	600	0	0
Dry Stack*	-	0	0	0	0	0	0	0	0
Storage (sq ft)	13,600	0	27,500	27,500	13,600	0	41,100	27,500	0
Retail, office & Restaurant (sq ft)	1,000,000	60,000	94,010	154,010	640,000	360,000	1,094,010	94,010	320,000

*Notes to Summary*

1. Data subject to change based on ongoing revisions to project plans.
2. Proposed entertainment retail center excluded.
3. Increased hotel rooms in excess of Local Coastal Plan allowances will be accommodated by conversion of unused apartment unit entitlements.
4. \*RFP for dry stack boat storage in process.

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# PROJECT STATUS REPORT - KEY

